

AGENDA  
GROTON ZONING COMMISSION  
APRIL 2, 2014 - 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

II. PUBLIC HEARING

1. Special Permit #339, 15 Water Street, PIN 261918306108 (CAM), WDD Zone. Proposal is to change the approved use of the basement level from retail to a restaurant. Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (Fedus Engineering, LLC, Applicant)\*

III. APPROVAL OF THE MINUTES OF Meeting of March 5, 2014\*

IV. CONSIDERATION OF PUBLIC HEARING

1. Special Permit #339, 15 Water Street (CAM) (Fedus Engineering, LLC, Applicant)

V. PUBLIC COMMUNICATIONS

VI. EXECUTIVE SESSION

1. For settlement discussion with regard to *Whittle v. Zoning Board of Appeals*, KNL- CV-08-4007938, *Turner v. Zoning Commission*, KNL-CV-12-6012872-S, and *Whittle v. Zoning Commission*, KNL-CV-12-6012917-S

VII. OLD BUSINESS

1. Discussion of Revisions to Zoning Regulations; including Buildable Land Definition, Table of Permitted Uses, Animals in Residential Districts, and Special Permits\*
2. POCD Update Report
3. Land Use Regulation Update Project

VIII. NEW BUSINESS

1. Report of Commission
2. Receipt of New Applications
  - a. Zoning Map Amendment #ZCH 14-01, 707–817 River Road and parcels east of River Road designated as 0 River Road, Proposal is to change the zoning district of 17 lots on River Road from RU-80 Zone to RU-40 Zone, (Richard Dixon, Applicant)

IX. REPORT OF CHAIRPERSON

1. Report on December 10, 2013 meeting with Town Council\*\*

X. REPORT OF STAFF

XI. ADJOURNMENT

Next Regular Meeting: May 7, 2014

\*Enclosed

\*\*Previously enclosed